



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szóke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu

Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu



HOP Passage

1143 Budapest, Hungária krt. 126-132.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/247-hop-passage>

Leading from Gizella utca to the calm, green park inside the complex, a two-storey high passage entrance will give the building a unique look – and its name. The covered lounge space will function as a special meeting point and a unique entrance to HOP Passage. In addition, the inner side of the building will have an all-glass facade, and the facade facing the street will have tall windows with shades on the inside, so there will be plenty of natural light in the interior.

The new complex will have 2 receptions on the ground floor, which will allow for an arrangement with several tenants, with separate entrances for the companies. Two lift cores will have a total of 6 passenger lifts, fire-fighting lifts and lifts with access to the parking levels. The 3-level underground parking garage will have 20 electric vehicle charging stations and changing rooms with showers for those riding a bike to work.



Data			
Location	Central Pest	Status	Under construction
Completion year	2024 / Q1	Refurbishment year	
Category	A	Number of floors	5

Rental fees/prices			
Office	16 €/m²/mo - 17 €/m²/mo	Office Service Charge	4.5 €/m²/mo
Parking rent	70 €/m²/mo - 70 €/m²/mo	Min. term of lease	5

Areas			
Available GLA	13585 m²	Number of parking lots	
Gross Leasable Are (GLA)	32000.00 m²	Common Area Share (CAR)	6.14
Office	1218 m² - 13585 m²		

Details of the property	
Access	Bus: 7, 7E, 108E, 8E, 133E, 110, 112 Tram: 1 Trolleybus:74, 75
Green certificate	BREEAM Excellent

Technical specification	Amenities
-------------------------	-----------

Bicycle racks, Changing Rooms, Elevators,

Inner garden, Reception service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Terrace, Conference room for rent, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	1218 m²	16 €/m²/mo - 17 €/m²/mo	Előbérlet + 24 hónap
Unit 2	To let	Office	Floor 1	1969 m²	16 €/m²/mo - 17 €/m²/mo	Előbérlet + 24 hónap
Unit 3	To let	Office	Floor 2	2888 m²	16 €/m²/mo - 17 €/m²/mo	Előbérlet + 24 hónap
Unit 4	To let	Office	Floor 3	2887 m²	16 €/m²/mo - 17 €/m²/mo	Előbérlet + 24 hónap
Unit 5	To let	Office	Floor 4	2891 m²	16 €/m²/mo - 17 €/m²/mo	Előbérlet + 24 hónap
Unit 6	To let	Office	Floor 5	1732 m²	16 €/m²/mo - 17 €/m²/mo	Előbérlet + 24 hónap

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

An alliance member of



BNP PARIBAS
REAL ESTATE

Robertson Hungary Kft.

Telephone: +36 (1) 327-2050

H - 1138 Budapest, Váci út 117-119. A/1